Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $106,000.00

Affiant

Subscribed and sworn to before me, this 21st day of July, 2011.

Notary Public

My commission expires: 1-17-11

KATHLEEN A. TOMLINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

06-1106-74270

Address of New Owner:	Send Tax Bills to:	Tax Information
Mike V. Dang	Magna Bank	075-08-0-210.00
665 Dutchmans Drive	P.O. Box 17257	
Hermitage TN 37076	Memphis, TN 38187	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Sharon P. Taylor, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Mike V. Dang and Yenny H. Dang, husband and wife, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 31, on the Plan of Hunter's Hill (erroneously referred to as Hills in last recorded deed), Section I, of record in Plat Book 5800, Page 350, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mary F. Taylor and Sharon P. Taylor, by deed from Larry Powell and wife, Carol Powell and James A. Powell and wife, Sybil Powell, dated August 28, 1984, recorded August 29, 1984, of record in Book 6369, Page 738, Register's Office for Davidson County, Tennessee. The said Mary F. Taylor having since died on September 26, 2006.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 665 Dutchmans Drive, Hermitage, TN 37076

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20110045752 DEEDWARR
Recvd: 07/28/11 10:54 2 pgs
Fees:13.00 Taxes:392.20
20110728-0057769

WITNESS my hand this 21st day of July, 2011..

Sharon P. Taylor

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Sharon P. Taylor and , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 21st day of July, 2011.

Notary Public
State of Tennessee at Large

My Commission expires

11-22-2014

PAIGE B. MAYERCIK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD